

The Summit at Danbury

PND Master Plan

100 Reserve Road
Danbury, CT 06810

Prepared for
SC Ridge Owner LLC

The Summit at Danbury – PND Master Plan

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PND Designation And Master Plan Overview

SC Ridge Owner LLC ("SC Ridge") is the owner of the former Union Carbide headquarters property now known as The Summit at Danbury. This 99.529-acre property ("Subject Property" or "Summit parcel") is located in the IL-40 Zone. It is surrounded by The Reserve, which is a Planned Neighborhood Development ("PND") approved pursuant to a Master Plan and zone change to PND. See Figures 1 and 2. This Subject Property has an existing large 1,267,186 square-foot building plus an 800,000 square-foot parking structure. The building has 5 floors and has 15 "pods" or legs connected to the main central core building.

SC Ridge is requesting that the Zoning Commission approve: 1) a zone change from IL-40 to PND; 2) this Master Plan which is the detailed conceptual plan, vision and blueprint for the development of the existing building and this site; and 3) the 75% non-residential floor area cap which allows an increase of non-residential uses above and beyond conventional PND treatment.

Section 4.H.1 of the Planned Neighborhood Development regulations states: "It is intended that the Planned Neighborhood Development regulations will permit flexibility in the design and development of large tracts of land or the retrofitting of obsolete commercial or industrial buildings into mixed-use neighborhoods over time."

The Applicant needs this flexibility in allowed uses to achieve this proposed mixed-use neighborhood or small "city within a city" to rejuvenate and make this building and site vital once again.

As set forth in section 4.H.1, the purpose and intent of the Planned Neighborhood Development (PND) zone is to encourage compatible land planning for large-scale, mixed-use developments and the adaptive reuse or retrofitting of obsolete and underutilized commercial and industrial buildings on large sites as well-integrated units that, among other things: provides housing and economic development opportunities appropriate to the location and scale of the site; incorporates a compatible mix of traditional neighborhood uses; includes a variety of housing types, styles, and costs to promote housing choice and economic diversity in the city; protects environmentally sensitive areas, drinking water supplies and areas of natural beauty; provides conveniently located public facilities and recreational areas within the development site; locates residences within reasonable walking distance of neighborhood centers with shops and services designed to meet the daily needs of the residents; allows for cluster development that promotes energy efficient patterns of development and the preservation of common open space; and includes access ways and sidewalks that facilitate neighborhood access within the development and that enhance pedestrian safety and lessens congestion.

In this Master Plan, SC Ridge proposes to develop the property, and retrofit and adaptively reuse the building, to create a downtown-like complementary mix of class A office space; neighborhood retail uses; a restaurant(s); neighborhood service uses, including medical offices and facilities, the Goddard School preschool and daycare facility, a new fitness center, barber shop and salon; and residences, combined with

recreation areas and plenty of open space. In addition, there will be a warehouse and office on the site periphery, adjacent to, and with direct access to Saw Mill Road.

While some of these uses, such as office space and a warehouse, are permitted uses in the current IL-40 Zone, the existing building and site cannot be transformed into a fully productive and integrated mixed-use facility and site without a zone change to the PND zone and the ability to utilize up to 75% of the site square-footage for non-residential uses. For example, restaurants and retail establishments are not permitted in the IL-40 zone. The current use of the site includes business offices, but there is a high vacancy rate. There is also an existing cafeteria and a fitness center, permitted only as accessory uses to the existing IL-40 office uses.

The amended PND regulations allow adaptive reuse and reimagination of existing large buildings for a purpose or purposes other than what the building was originally built for. The regulations allow the re-purposing and rejuvenation of obsolete buildings. The proposed development in this Master Plan, in accordance with section 4.H.1 of the PND regulations, is for the adaptive reuse and retrofitting of a large underutilized commercial office building and includes continued office use, retail, restaurant(s), a banquet and event facility, conference center, and a mix of housing. The purpose and intent of this Master Plan is for the transformation of the existing 1,267,186 square foot building, with 745,863 square feet of office and other non-residential uses in the nine pods on the east side of the building and portions of the central core and 404 residences in the six pods on the west side of the building.

This Plan will provide economic development opportunities in this underproducing building and on the West Side of Danbury. Approving this Plan will allow the infusion of neighborhood services, another restaurant, a fitness center/club, and retail, some of which is currently lacking in this area of the West Side of Danbury. This property is squarely in the middle of The Reserve and this proposed small "city within a city" will be a commercial epicenter for all of the surrounding Reserve residents in the Abbey Woods, the Rivington (The Ridge, The Mews and The Hills) and Crown Point developments. The Plan incorporates an appropriate, conforming mix of uses, consistent with a "live, work, play" neighborhood with everything on campus in an easily walkable setting. The Plan identifies and protects environmentally sensitive areas of the property and provides appropriate recreational and open space amenities. In addition, this development will be in total harmony with the surrounding Reserve PND neighborhood. See figure 2.

The proposed development conforms with the purpose and intent stated in the PND regulations. The development of the site would be in three phases:

Phase 1 of the project relates to the repurposing of the existing building and includes subphases:

Phase 1A: Some of this work is underway pursuant to the current zoning regulations and includes: refurbishing office space, a new access driveway, refurbishing of the ground floor and mezzanine level (1st floor) lobbies, new fitness center, and co-work spaces.

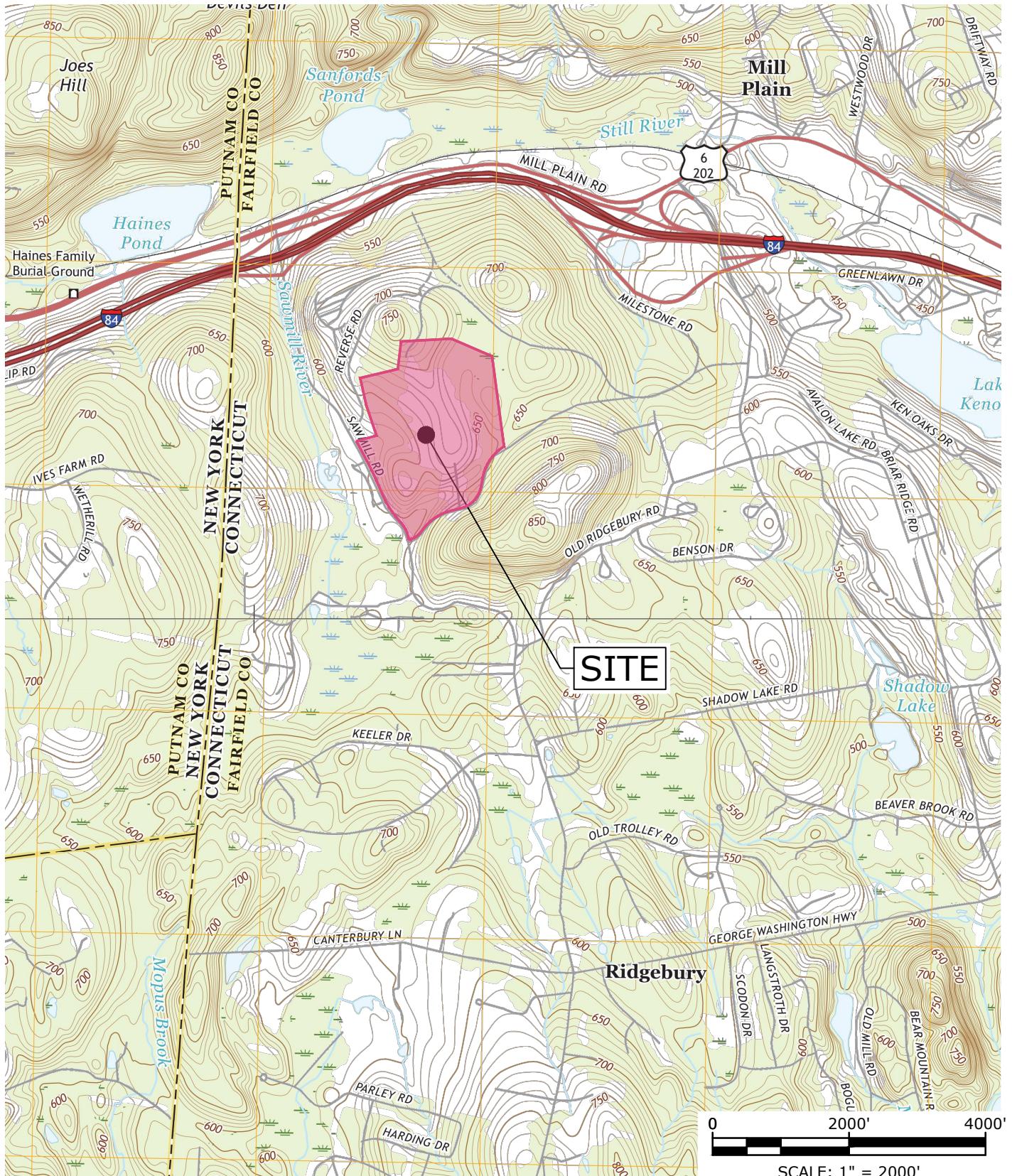
Phase 1B: Construction of the Market Place restaurant space in Pod E of the ground floor, construction/refurbishment of office and commercial space depending upon tenant and tenant needs, construction of a police department substation, and additional development of pocket parks around the building/between pods.

Phase 1C: Construction of residences and residential space in the west side pods and portions of the center core building and development of recreational areas and a community facility/swimming pool.

Phase 2 would be the development of a 191,850 square foot warehouse and office facility adjacent to Saw Mill Road. There would also be a 4,800 square foot utility building associated with the warehouse. See Figure 3 and Exhibit J.

Phase 3 would include construction of an additional parking area for The Summit at Danbury building, if needed pursuant to the regulatory parking formulas for the uses within the building.

The Phases are generally depicted in Figure 3. An overview of the entire site is shown in Figure 4.



THE SUMMIT - AT DANBURY
DANBURY, CONNECTICUT

SITE LOCATION MAP

NORTH
1" = 2000'

FIGURE 1

Tighe&Bond

PAGE 4



ZONE INDEX

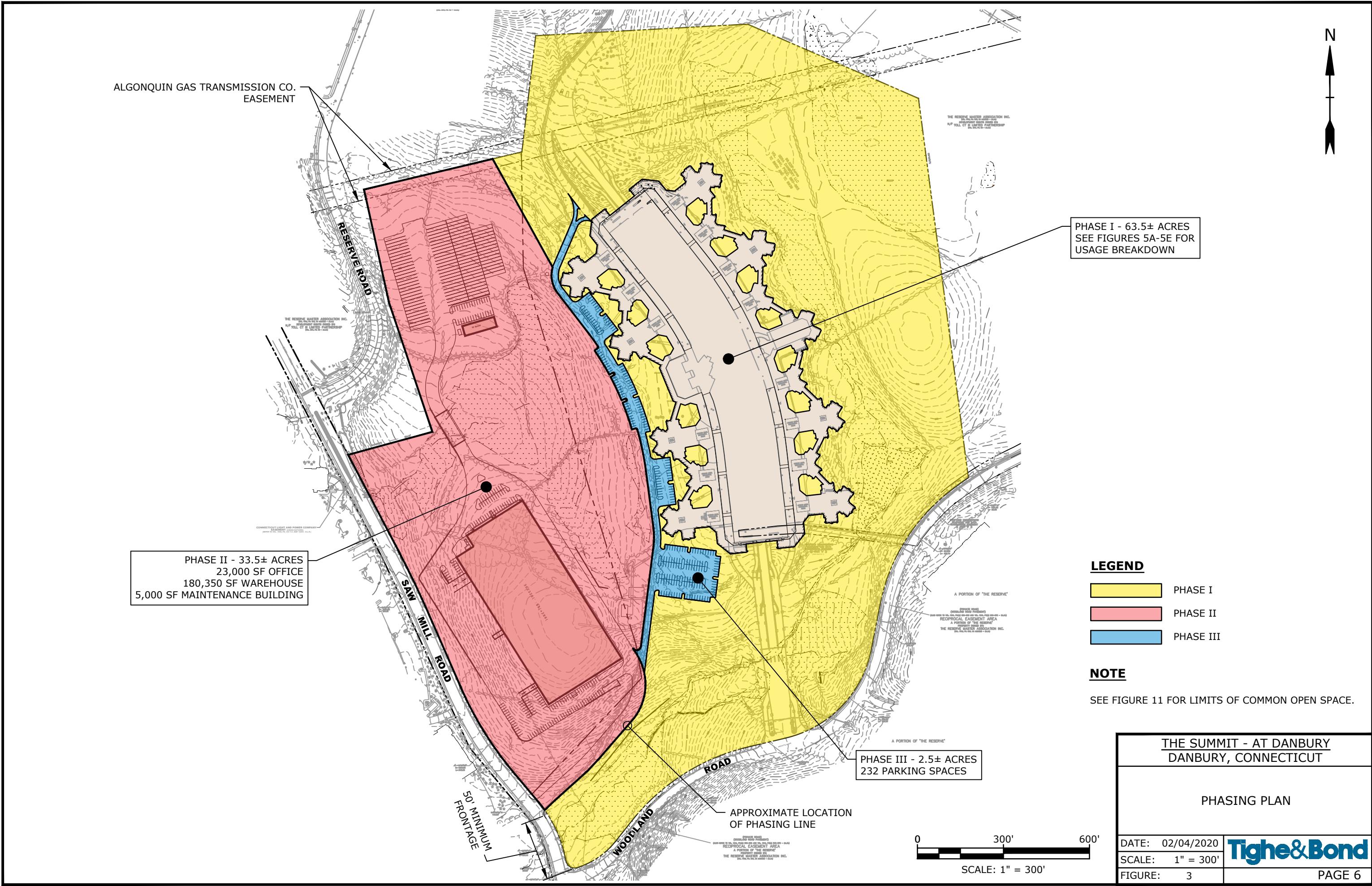
	- IL-40
	- PND

THE SUMMIT - AT DANBURY
DANBURY, CONNECTICUT

EXISTING LAND USE AND ZONING

0 300' 600'
SCALE: 1" = 300'

DATE: 09/24/2019	Tighe&Bond
SCALE: 1" = 300'	
FIGURE: 2	PAGE 5





Proposed Uses

The amendments to the PND regulations, which allow the adaptive reuse and reimagination of existing large buildings, were specifically designed to incentivize the repurposing and rejuvenation of obsolete buildings. Adaptive reuse is a Smart Growth and Sustainability opportunity because such adaptive reuse is a tool to avoid demolition of large buildings and the associated extensive site disturbance and environmental impact. It is better, in numerous ways, not to encourage development of 100 acres of raw land if an appropriate existing site can be re-purposed.

The Applicant desires, and this Master Plan envisions, the Zoning Commission allowing a Master Plan which invokes the alternative maximum non-residential floor area equal to 75% of the gross floor area of the existing building for this site as allowed by the PND regulation. This use mix, with this alternative maximum, is the best path to an economically viable, fully integrated vertical neighborhood use of this existing large building and the overall site. Currently, approximately 200,000 square feet of space is under lease.

An overview of the proposed or projected uses of the property is as follows. Please also refer to Figures 5A-5E, which are floor by floor diagrams of current and proposed uses and space:

Phase 1. The Summit at Danbury building will continue to include over 425,000 square feet of available business office space and over 70,000 square feet of medical office space, which will include Danbury Medical Group. The medical office space, to the extent leased, will occupy the various floors in Pod A. The Goddard School pre-school and daycare facility will not only continue as a tenant, but will expand. The building will include The Market Place restaurant in Pod E on the ground floor. This space will also include a convenience market also operated by The Market Place. The Market Place also currently operates, and will continue to operate, the cafeteria on the 3rd floor, which is, and would be, open to both the people who work in the building as well as those who will reside in the building.

The building will host a conference center on the fourth floor and a banquet and event facility on the third floor. Co-work space will also be integrated into the building. If interest can be generated, a hotel can occupy multiple floors of a pod.

A grocery market and retail stores are planned on the ground floor. The facility will include an innovative technology R&D business facility and a light assembly type of facility.

In general, business and medical offices would be located in the nine pods on the east side of the building with some offices located in the central core on upper floors. The ground floor would also include commercial uses and The Goddard School.

As for the residential component, there will be 404 apartments: 80 studio/efficiency apartments, 244 one-bedroom apartments and 80 two-bedroom apartments located within the six pods on the west side of the building on floors one through four, as well as some units or residential facilities within a portion of the center core building on the first and second floors. The projected demographics for the prospective residents of these apartments indicate very few school-aged children. See BFJ Planning Report, Exhibit I.

Residents will have access to the center core, but only residents can access the residential side of the building through a key-card or similar system.

A summary of the residential and non-residential floor areas in the existing building (Phase 1) is provided below in Table 1. The table demonstrates the percentage of each area as it relates to the overall building square-footage:

TABLE 1

Summary of Building Areas

Floor	Residential (SF)	Non-Residential (SF)
Ground	42,036	97,371
Floor 1	132,729	151,200
Floor 2	131,715	151,992
Floor 3	107,406	180,773
Floor 4	107,437	164,527
	521,323 (41.1%)	745,863 (58.9%)

The space allocated for reception/lobby and facilities/utility/mechanical ("central plant") totals 54,900 square feet on the ground floor. This total area was evenly allocated, providing an additional 27,450 square feet to both the residential and non-residential ground floor areas and is included in the figures provided in Table 1 above.

The uses and locations, both envisioned and actual, within the building and on-site can be seen in Figures 3 and 5A through 5E.

Figures 5A through 5E depict a floor by floor outline of existing uses and the vision for future uses of space on each floor of the building:

Ground Floor: Pod E on the ground floor is where the Market Place restaurant will be located. The Goddard pre-school and daycare facility is located on the north end of the center core and is expanding into additional adjacent space. A police department substation will be constructed by SC Ridge and will be located on the ground floor. The Main Lobby is on this floor. Additionally, Eschenbach, a lens company, will have an office and light assembly facility in the south end of the ground floor. The building facilities/utilities/mechanical ("central plant") area occupies the majority of the south end. The balance of the ground floor center core is available for office/business space or commercial/retail uses.

The ground "floor" of each pod does not contain any commercial or residential uses. These pod bases are merely elevator shaft bases.

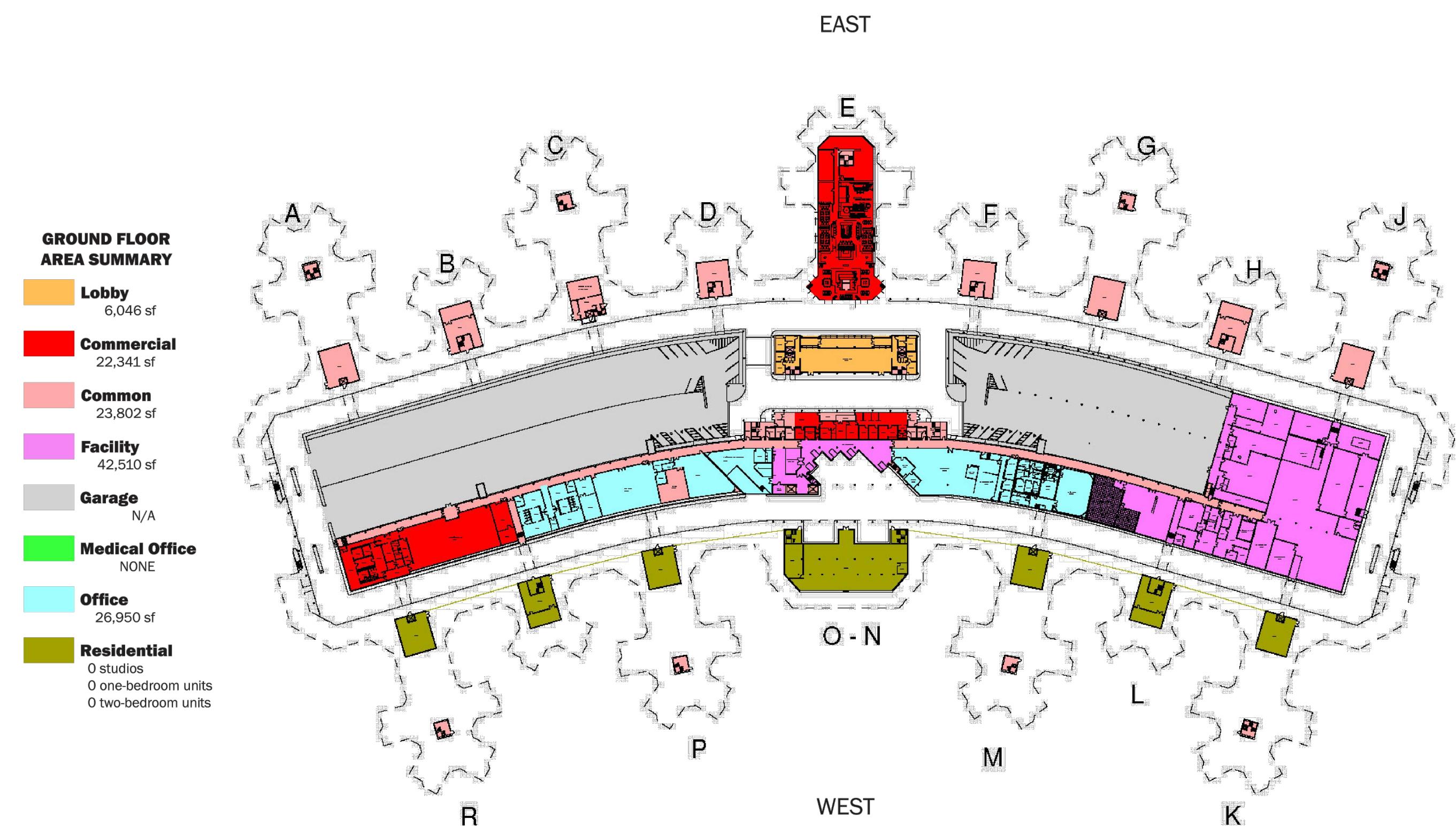
Mezzanine Level/First Floor: Platinum Fitness will operate a new fitness center located on the mezzanine level which will be available to residents and those working in the building to join as well as the general public, which includes all residents in the surrounding neighborhoods. The center core also includes the upper lobby area and will include co-work space. A salon, barber shop, and dry cleaner are also planned and will likely occupy portions of this mezzanine level of the center core. The central core may include residences on the west side. The pods along the west side are residential. The pods along the east side are mostly vacant and would be office or commercial space.

Second Floor: The center core is split between business use and residential dedicated space. Guideposts and Morganti are among the current tenants. The pods along the west

side are residential. The pods along the east side are mostly vacant and would be office or commercial space.

Third Floor: The cafeteria area and the Sunset Ballroom area in Pod N on the 3rd floor make up over 45,000 square feet of banquet facility/event space. The pods along the west side are residential. The pods along the east side have a number of current tenants and other space that is vacant and would be office or commercial space.

Fourth Floor: The 4th floor hosts 2 conference rooms as part of a potential conference center. Odyssey is in Pod E. Danbury Medical Group will be in Pod A. The pods along the east side have a number of current tenants. Other space that is vacant would be office or commercial space. The pods along the west side are residential.



THE SUMMIT - AT DANBURY
DANBURY, CONNECTICUT

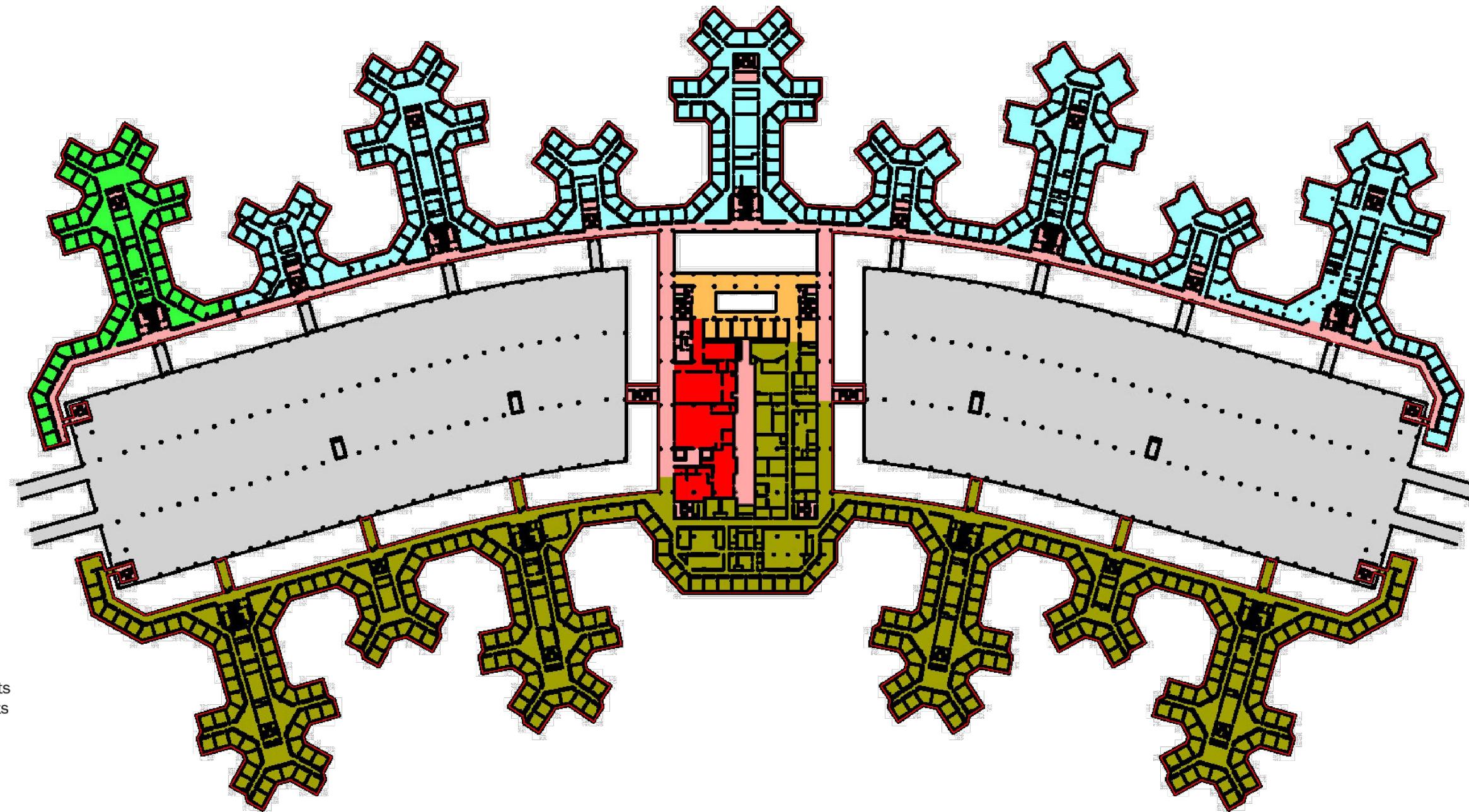
PROPOSED BUILDING
FLOOR AREAS AND USAGE
GROUND FLOOR

DATE:	10/16/2019	Tighe&Bond
SCALE:	NONE	
FIGURE:	5A	PAGE 11

EAST

**1st FLOOR
AREA SUMMARY**

Lobby	6,344 sf
Commercial	8,171 sf
Common	25,937 sf
Facility	NONE
Garage	N/A
Medical Office	17,832 sf
Office	96,088 sf
Residential	20 studios 66 one-bedroom units 20 two-bedroom units



WEST

THE SUMMIT - AT DANBURY
DANBURY, CONNECTICUT

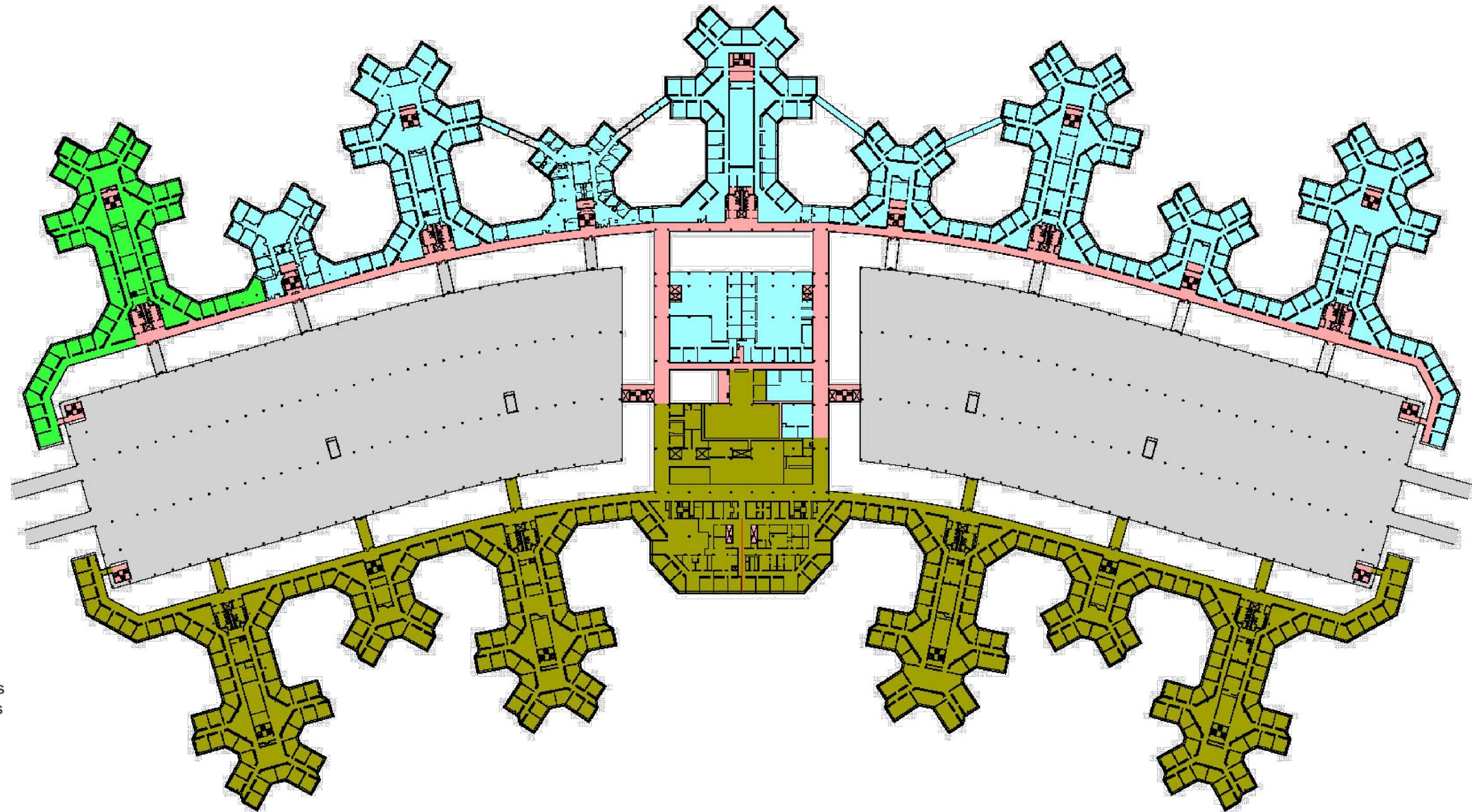
PROPOSED BUILDING
FLOOR AREAS AND USAGE
FIRST FLOOR

DATE:	10/16/2019	Tighe&Bond
SCALE:	NONE	
FIGURE:	5B	PAGE 12

EAST

**2nd FLOOR
AREA SUMMARY**

Lobby	NONE
Commercial	NONE
Common	21,120 sf
Facility	NONE
Garage	N/A
Medical Office	19,752 sf
Office	111,120 sf
Residential	20 studios 66 one-bedroom units 20 two-bedroom units



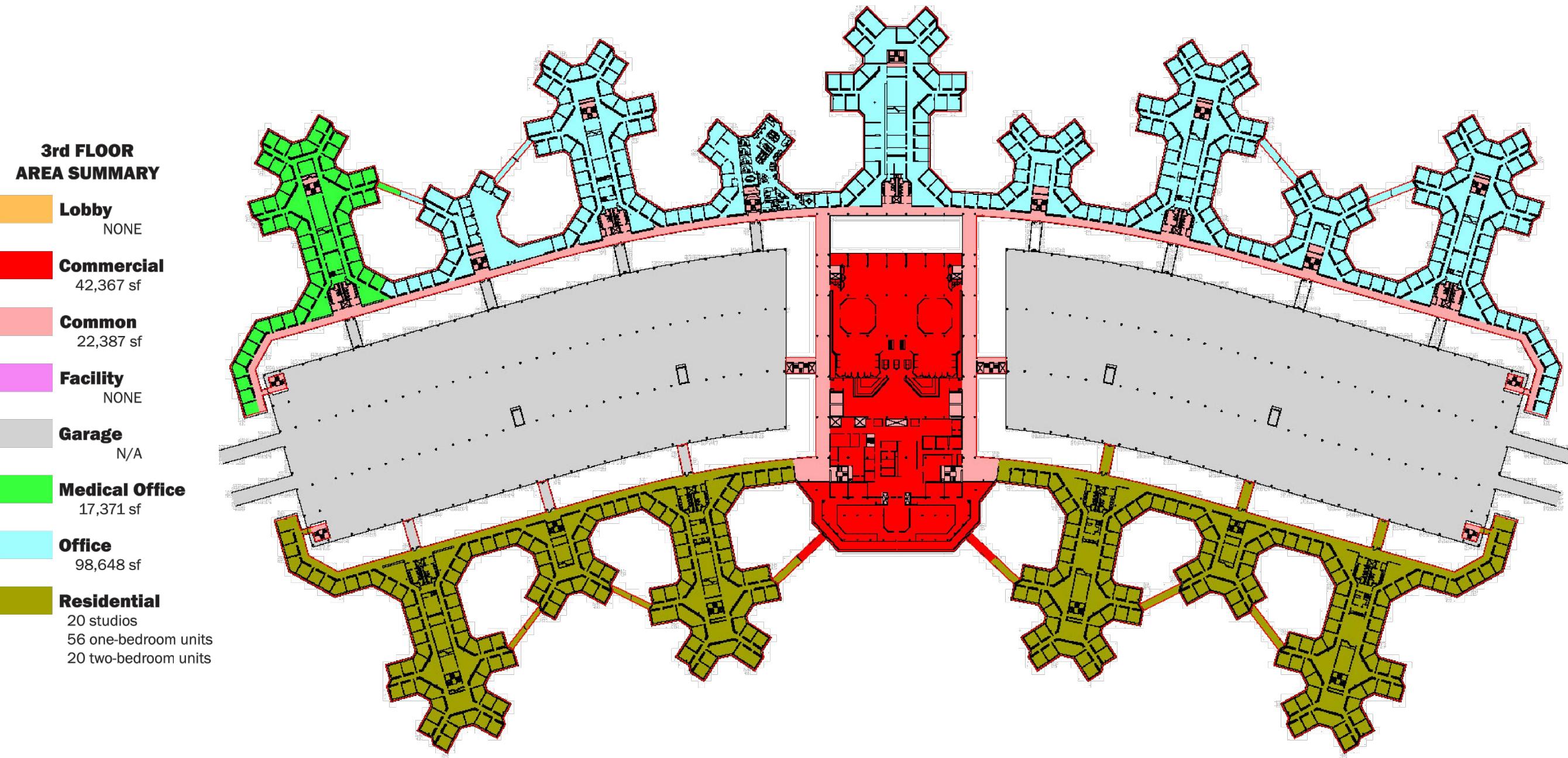
WEST

THE SUMMIT - AT DANBURY
DANBURY, CONNECTICUT

PROPOSED BUILDING
FLOOR AREAS AND USAGE
SECOND FLOOR

DATE:	10/16/2019	Tighe&Bond
SCALE:	NONE	
FIGURE:	5C	PAGE 13

EAST

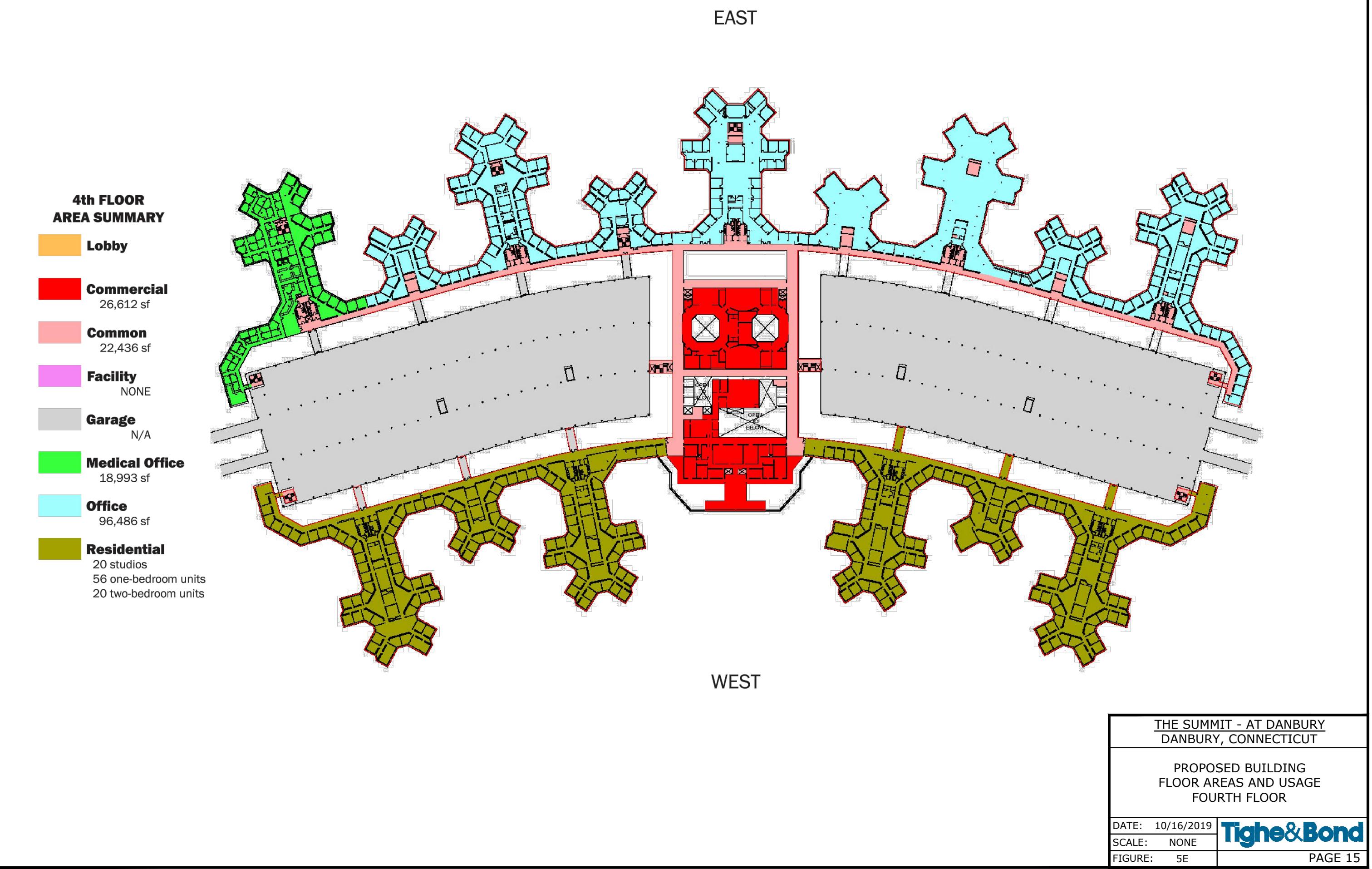


WEST

THE SUMMIT - AT DANBURY
DANBURY, CONNECTICUT

PROPOSED BUILDING
FLOOR AREAS AND USAGE
THIRD FLOOR

DATE:	10/16/2019	Tighe&Bond
SCALE:	NONE	
FIGURE:	5D	PAGE 14



Phase 2 of the site development includes plans for a 191,850 square foot warehouse and office building with an accessory 4,800 square-foot maintenance building on approximately 29 acres directly accessed from Saw Mill Road. The PND regulation specifically allows for light industrial uses at peripheral sites and the use is also consistent with the IL-40 zone roots.

Phase 3 would include construction of an additional parking area at the southwest corner of the existing building, if needed pursuant to the regulatory parking formulas for the uses within the building. An access driveway would proceed along this entire side of the building for, at a minimum, emergency access to the residences and, in the future this may serve as an access driveway that includes additional parking areas if warranted.

As set forth above, the total residential floor area for the site is 521,323 square feet. The total non-residential floor area for the site is 942,513 square feet, which is 7,876 square feet less than the 75% maximum allowed on this site. The 942,513 square feet figure includes the Phase 2 structures. These are projected numbers based upon current plans. Regardless of the final allocations, the 75% maximum area for non-residential uses for this site is 950,389 square feet.

In the absence of allowing up to 75% of the gross floor area to be used for non-residential purposes pursuant to the recent amendments to the PND regulation, the PND regulation would limit non-residential uses in this existing building to just 433,548 square feet. That would mean the remaining 833,638 square feet must be residential or left vacant. Allowing the 75% non-residential limit benefits both the Applicant and the City for this particular building and site.

This application is to change the zone from IL-40 to PND. As stated above, this site is an existing site with a fully constructed building that is appropriate for a mixed-use development. It is obsolete with respect to leasing it up as 100% office space. In addition, it would not be in harmony with the surrounding residential neighborhoods to fully convert this building and this site to all classic industrial uses allowed in the IL-40 zone, such as, for example, manufacturing facilities and/or contractor's yards.

Site History In Support Of PND Zone Change

In 1982, Union Carbide completed this building and approximately 3,000 people worked there in 1983. At the time, Union Carbide was the largest employer in Danbury. The unique architecture was designed, with the 15 pods extended off of the central core building, to allow 2,300 offices to all have an exterior view of the forested property. The entire Union Carbide property was 674 acres at the time.

Subsequently, approximately 574 acres were sold off and, later, most (546 acres) of that property became The Reserve, a Planned Neighborhood Development pursuant to the PND regulations. The one and only property in the City of Danbury that is currently zoned PND and has a Master Plan is The Reserve which was first approved in 2002. The Reserve completely surrounds the Subject Property. SC Ridge's property is the donut hole in the middle of The Reserve PND. See Figure 2.

Subsequent to the Bhopal explosion, Union Carbide faced increased financial difficulty and sold this building, but retained a 20 year lease. It was transitioned into being known as the Corporate Center in 1992. Thereafter, it was sold to Grubb & Ellis in 2007, and

then re-sold to Gera Danbury LLC/Matrix Realty in 2009. In 2016, Praxair vacated over 200,000 square feet of office space and Boehringer-Ingelheim vacated approximately 300,000 square feet of space. Several other tenants followed suit.

Over 25 years of various transitions in ownership, it became clear from a marketing standpoint that single-tenant Fortune 500 corporate headquarters on large properties are a thing of the past, (e.g. GE leaving its Fairfield Campus) and there simply is not a sufficient, sustainable market for 1.2 million square feet of Class A office space in one location.

S.C. Ridge Owner LLC has actively marketed this site for office use and uses that will easily integrate with the vision for this building. However, this history makes it clear that utilizing this building solely for Class A office space will never happen.

This history supports the need for the proposed zone change from IL-40 to PND.

The PND Regulations And Applicability To This Property

The Planned Neighborhood Development ("PND") regulations were adopted in 2001. The original PND regulations were clearly drafted to be applied to a large 100 or more acre parcel of undeveloped land. The PND regulations contemplated a blank slate and construction of a Planned Neighborhood from the ground up.

On September 10, 2019, the Zoning Commission adopted amendments to the PND regulations which would allow the adaptive reuse of an existing site with a large existing building in the PND zone pursuant to a Master Plan for a PND development. The main feature of the amendments was to allow an increase in non-residential use space on an adaptive reuse site and within the qualifying large building on that site. For flexibility in an adaptive reuse project, the amended regulation now allows up to 75% of the floor area to be used for non-residential uses like office and retail. This cap is determined by calculating 75% of the floor area of the existing building at the time of the application. That number is the maximum amount of non-residential floor area no matter what buildings or additions may be added to the overall site, now or in the future.

As stated earlier, the maximum floor area on the Subject Property that can be dedicated to non-residential uses is 950,389 square feet. (1,267,186 x 75%) See Certification of Current Gross Floor Area submitted as Exhibit A.

The residential requirements did not change with the 2019 amendments. They remain the same for an adaptive reuse project as they are for a new PND development on raw land. The new 75% cap provision still protects the integrity of the residential component of the PND along with the 250 residential unit minimum, while allowing flexibility with non-residential space for offices, retail, restaurants, and other commercial and business uses. Consistent with the purposes and intent of the PND regulation, these provisions are designed to allow an integrated mix of uses in a large existing building. This provision allows more non-residential use than in a conventional PND. It is an added benefit or incentive for an adaptive reuse project.

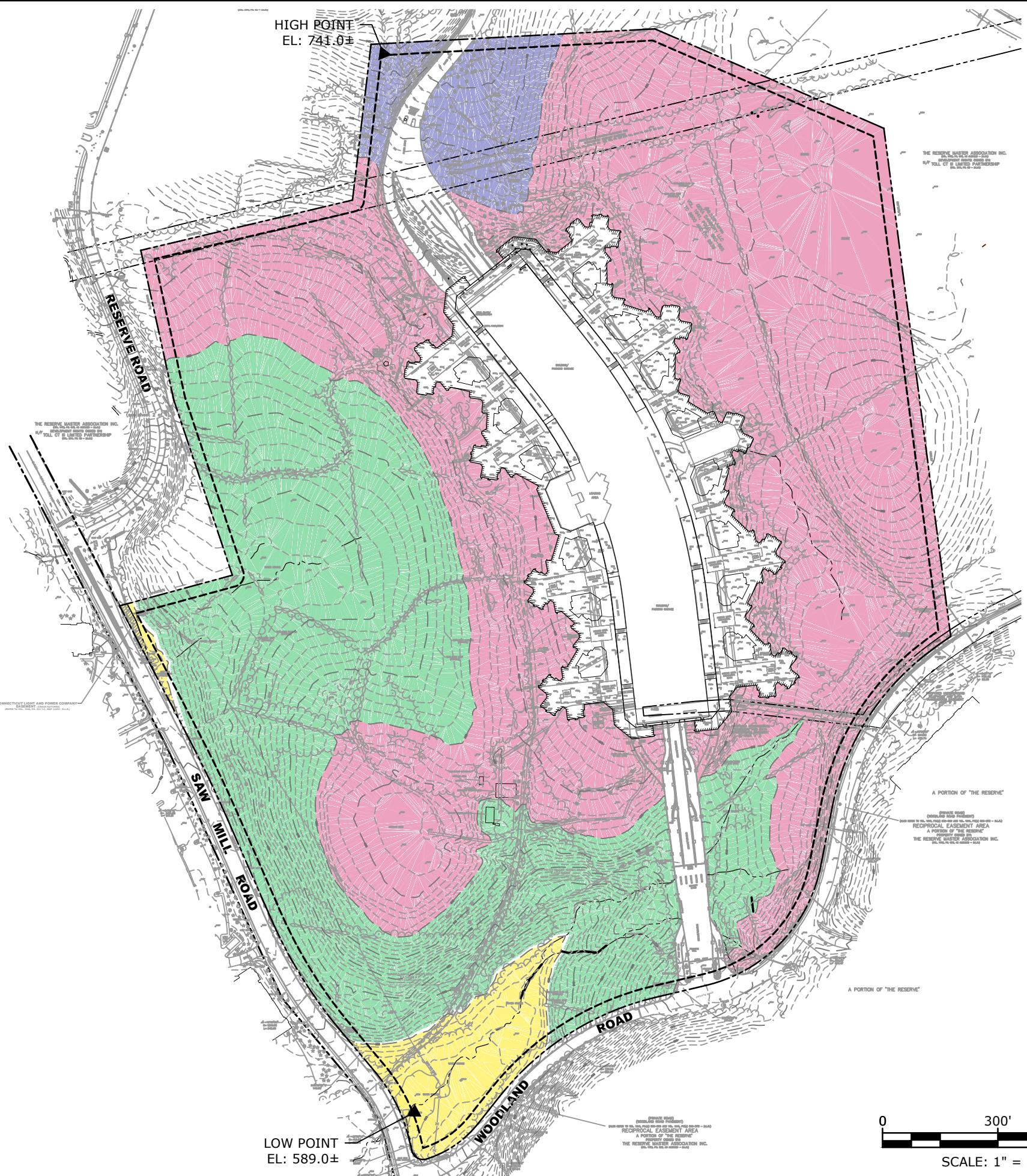
The Site

The existing building is nestled into the topography and centrally located within the parcel. The site slopes generally from the north to the south at moderate to more

severe slopes, and away from the building at gentler to moderate slopes. See Figures 4, 6 and 7.

The $99.5 \pm$ acre site is located in the middle of The Reserve PND development. The site is bounded by Saw Mill Road to the west, Woodland Road to the south, Reserve Road and the gas easement to the north, and a wooded wetland to the east. The site is generally wooded, except for areas immediately surrounding the building, the access roads, and the gas transmission easement.

Generally, land within $75\text{-feet} \pm$ of the existing building is maintained as lawn with some landscaping and ornamental plantings. Some maintained landscape areas under the building are unvegetated. Most of the land beyond $75\text{-feet} \pm$ of the existing building is naturally maintained as woodland. Several stormwater outflow pipes from The Summit at Danbury building development area discharge stormwater near the wetland line.



Feb 25, 2020-9:29am Potted By: SairsonEM
Tighe & Bond, Inc.: \S2103 - 372 Danbury Rd\009 Matrix Master Plan Danbury_Figures\AutoCAD\Figures\FIGURE 6.dwg

LEGEND

	550' - 600'
	600' - 650'
	650' - 700'
	700' - 750'

THE SUMMIT - AT DANBURY DANBURY, CONNECTICUT

EXISTING TOPOGRAPHY

DATE: 09/24/2019

SCALE: 1" = 300'

FIGURE: 6

Tighe & Bond

PAGE 19



LEGEND

 STEEP SLOPES (OVER 25%)

THE SUMMIT - AT DANBURY
DANBURY, CONNECTICUT

STEEP SLOPES

0 300' 600'
SCALE: 1" = 300'

DATE: 09/24/2019

SCALE: 1" = 300'

Tighe & Bond

FIGURE: 7

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Site Access

Access to The Summit at Danbury property is primarily over two private roadways within The Reserve known as Reserve Road and Woodland Road. Woodland Road extends from Reserve Road to Saw Mill Road along the southern portion of the property. Reserve Road leads from Old Ridgebury Road to Saw Mill Road, including the Reserve Road extension. Milestone Road extends up from Mill Plain Road and the I-84 Exit 2 Interchange to Reserve Road. Old Ridgebury Road and Saw Mill Road are both city arterial roads. See Figure 8A for further detail. The Summit at Danbury property has legal access rights to use Reserve and Woodland Roads pursuant to reciprocal easement agreements and rights set forth in the Reserve Master Association declaration.

The Summit at Danbury property has extensive frontage along Saw Mill Road. See Figures 2 and 3.

These area roads also provide access to The Rivington (The Hills, The Ridge, and The Mews) and Abbey Woods residential developments. Other developments in The Reserve include the Regional Hospice facility and the Hotel Zero Degrees.

The following excerpts from the Traffic Study (Exhibit E) provide a more detailed description of the roadways in the immediate vicinity of The Summit at Danbury, which also serve the entire Reserve PND Area.

Reserve Road – It is a two-lane, generally east-west, privately maintained roadway. The western terminus of Reserve Road is located at the signalized (peak hours) intersection with Saw Mill Road and continues east to the signalized intersection of Old Ridgebury Road. It includes roundabouts at The Summit at Danbury development access road and at the Milestone Road intersection. There is a sidewalk along the north side for its entire length.

Woodland Road – This is a two-lane, east-west, privately maintained roadway. It begins at the STOP-controlled intersection with Saw Mill Road to the west and continues east to the STOP-controlled intersection with Reserve Road. It has a sidewalk along the north side from the intersection with The Summit at Danbury access drive to the intersection with Reserve Road.

Saw Mill Road - This is a north-south, generally two-lane, City maintained arterial roadway. It begins to the north at the signalized intersection with U.S. Route 6/U.S. Route 202 (Mill Plain Road) and continues south through the City of Danbury into the Town of Ridgefield.

Old Ridgebury Road – It is a two-lane, City maintained arterial roadway, which begins at the STOP-controlled intersection with Saw Mill Road to the west and continues east to the intersection with Briar Ridge Road at which point Old Ridgebury Road turns toward the north, intersecting Reserve Road at a signalized intersection. This road also provides access to Interstate 84 eastbound. Old Ridgebury Road generally operates as a two-lane roadway, but it is a four-lane roadway in the vicinity of Interstate 84.

Milestone Road – This is a two-lane, north-south, privately maintained roadway for a portion until it leaves the Reserve PND in the northeast and becomes a City maintained roadway. It begins to the south at a roundabout intersection with Reserve Road and

continues in a northerly direction intersecting with Interstate 84 ramps at Interchange 2 and terminates to the immediate north at U.S. Route 6/U.S. Route 202.

This property is conveniently located near, and accessible to, exits 1 and 2 to I-84. It is minutes from I-684. In addition, the Metro-North trains are also a relatively convenient distance away at Danbury, Southeast, and Brewster train stations. There is also a proposed plan to reopen the Maybrook train line and include a train stop near I-84 Exit 1.

Figure 8A graphically illustrates the site's location in relation to the area roadways. Figure 8B provides a graphic illustration of the proposed pedestrian circulation plan.



File: G:\Traffic2010-11\820.303 ? Matrix Corporate Center Old Ridgebury Road Danbury\Autocad\N\Matrix Figures.dwg

LEGEND:

- Study Area Intersections
- Property Line

ROADWAY LOCATION PLAN

THE SUMMIT
Old Ridgebury Road
Danbury, Connecticut

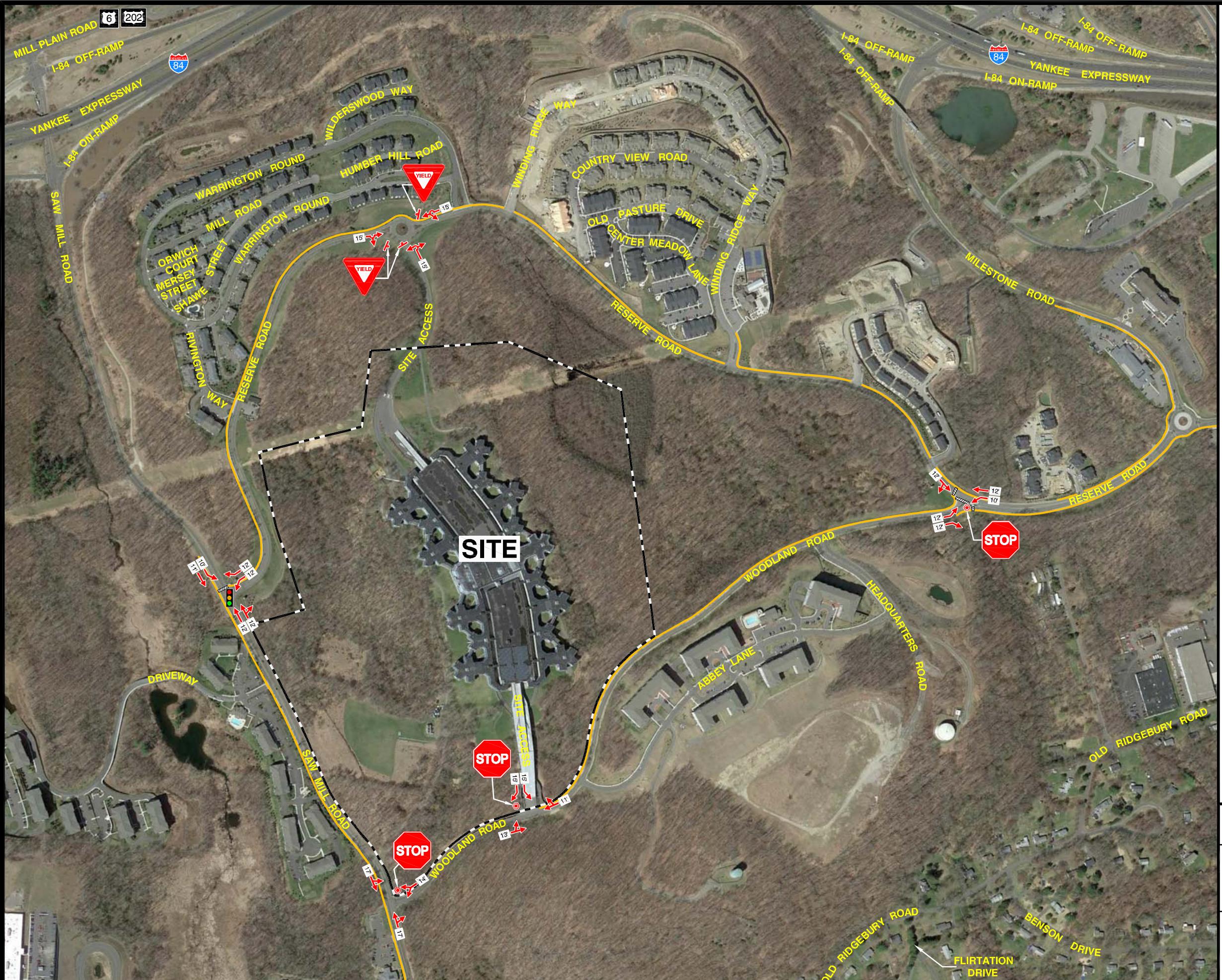


FREDERICK P. CLARK ASSOCIATES
A HARDESTY & HANOVER COMPANY

8A

Scale in Feet
1,000 750 500 250 0 1,000

2/25/20



LEGEND

- 0' → WIDTH OF TRAFFIC LANE
- TRAFFIC SIGNAL
- STOP SIGN
- TRAFFIC SIGN - YIELD
- PEDESTRIAN CROSSWALK
- SIDEWALK
- PROPERTY LINE

PEDESTRIAN CIRCULATION PLAN

THE SUMMIT
Old Ridgebury Road
Danbury, Connecticut



FREDERICK P. CLARK ASSOCIATES
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Scale in Feet
500 375 250 125 0 500

8B

2/25/20

Site Driveways And Parking

As part of the Master Plan for redevelopment of the Subject Property, visitors to the development will continue to use Reserve Road and Woodland Road as access ways to the development. On the access road to The Summit at Danbury from Reserve Road, a separate access driveway has been newly constructed to provide a direct connection to the Main Lobby visitors' entrance and the access drive corridors along the ground floor of the building as well as to the visitor parking area. This new driveway allows visitors to bypass the ramps to the parking garage and the garage. The existing ramps to the various levels of the parking garage will be maintained and will continue to be accessed from the access road.

To the south, the Woodland Road access drive also has a combination of ramps to the different levels of the existing parking garage. This will be maintained.

Two primary circulation corridors run the length of the existing building in a north-south direction on each side of the central building core. The central building core contains the Main Lobby visitors' entrance. The parking garage includes parking spaces on each level of the building. People arriving can drive directly onto the floor where their office or home is located, park in a covered parking space, and walk less than 200 feet from car to office or home.

The parking garage contains 2,443 parking spaces.

The PND regulation section 4.H.5.h. states that off-street parking and loading shall be designed in accordance with section 8.C. of the zoning regulations. However, the zoning regulations also provide, under certain circumstances, for parking calculations modified by shared uses in light of the mixed-use nature of the PND and the proposed uses within this building. Final parking calculations in relation to uses will be submitted for approval during the site plan process. Nevertheless, an area designated as Phase 3, "Future Parking, If Needed", is depicted on the site phasing plan in Figure 3.

Traffic

Area roadways are well established and were upgraded several years ago to accommodate the original development of the Subject Area and to allow for its continued development. This included upgrading of interchanges, area roadways, traffic controls, and pedestrian and bicycle access and circulation.

To develop a baseline condition of the area roadways and the key intersections in the designated Traffic Study Area, manual turning movement counts were obtained to complete the Study. These traffic counts were conducted by representatives of Frederick P. Clark Associates and were conducted when schools were open and during ideal weather conditions. The counts were conducted at the following locations:

- Reserve Road at Old Ridgebury Road;
- Saw Mill Road at Reserve Road;
- Saw Mill Road at Woodland Road;
- Woodland Road at The Summit at Danbury south access drive; and,
- Reserve Road at Woodland Road.

Based upon the results of the traffic counting program, it was determined that the weekday morning peak hour occurred between 7:30 and 8:30 A.M. The afternoon peak hour occurred between 4:45 and 5:45 P.M.

Overall site traffic generation in the area will remain relatively the same after completion of the proposed changes in uses within the building and on The Summit at Danbury property as compared to the No-Build traffic volume. The reconfiguration of the type of uses in the development, which includes a significant reduction in the amount of existing office space, combined with substituting residences and adding certain other non-residential uses, will result in an overall even trade-off in site traffic generation compared to No-Build volume.

Levels of service ("LOS") at all but one of the intersections in the Traffic Study Area will improve or stay the same post-development. The one exception is that the intersection of Woodland Road and the Site Access Drive South will go from LOS B to C for the afternoon peak. The level of service at the access point from Saw Mill Road into the warehouse facility will be LOS A for the morning peak and LOS B for the afternoon peak time. There will, therefore, be no need for mitigation or modifications to traffic controls or pavement markings nor for any modifications to the existing direct accessways to the site.

A more detailed description and analysis of the post-development impact on the surrounding roadway network can be found in the Traffic Study provided in Exhibit E.

Open Space And Recreational Areas

The PND regulations, sections 4.H.2.b.(2) and 4.H.5.f., require that at least 33% of the gross area of the development site be reserved for "common recreation facilities and open space", which includes the required "usable open space". For the Subject Property, this 33% minimum is 33.2 acres. Of this, "usable open space" must be provided at a ratio of 500 square feet for each dwelling unit. Therefore, The Summit at Danbury development site must not only provide at least 33.2 acres of common recreation facilities and open space, but, of that, there must also be at least 202,000 square feet (approximately 4.6 acres) of "usable open space". (404 x 500.) "Usable open space" is defined in the regulations as "Open space intended, designed, and constructed for the outdoor use and enjoyment of residents of the lot or parcel containing such open space."

As shown on Figure 9, submitted herewith, there will be at least 33.2 acres of open space and usable open space. Much of the Subject Property is wooded area and will remain so. There are existing trails on site. Proposed outdoor amenities and usable open space include a pool area for the residential users and pocket parks located between many of the pods. The pool area is defined as "Community Facilities" on Figure 9.



Wetlands and Watercourses Summary

The site contains several large wetland areas, most of which are wooded.

Field investigations were conducted on August 29 and September 05, 2018 to determine the presence or absence of wetlands and watercourses on the project Site. Regulated wetland and watercourse resources in proximity to the Project area were delineated by Raina Volovski, a Tighe & Bond Professional Wetland Scientist and Certified Professional Soil Scientist. The delineation was conducted in accordance with the Connecticut Inland Wetlands and Watercourses Act (P.A. 155), the *Corps of Engineers Wetlands Delineation Manual* (1987) and the *Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region* (January 2012, version 2.0). The Corps of Engineers requires dominant hydrophytic vegetation, hydric soils, and hydrological conditions be present in wetland areas, while the State of Connecticut requires the presence of hydric soils.

The wetlands on site are geographically separated into 3 systems: System 1 is on the western side of the site and discharges through a culvert beneath Saw Mill Road. System 2 is located in the northeastern corner of the site and is connected to a much larger system that extends off-site prior to discharging to the north through a large culvert beneath Reserve Road. Lastly, system 3 is more linear and runs along the eastern side of the existing building where it continues to the south under the southerly vehicular access bridge prior to discharging in the southern-most corner of the site into a culvert beneath Saw Mill Road. The wetland systems can be observed on Figure 10.

Wetland 1 includes flagged boundaries 1A and 1B and is located centrally, spanning from Saw Mill Road to just west of the existing building.

Wetland 2A is located in the northeast portion of the project Site. A gas pipeline Right-of-Way (ROW) runs east/west bisecting the wetland.

Wetland 3 is an extensive wetland system that contains four wetlands (W3A, W3C, WF, and WG) connected by two watercourses (WC3B and WC3E).

Wetland 3A is located in the northeast portion of the Site, just west of Wetland 2A, and can be classified as palustrine forested/emergent broad leaved deciduous with a seasonally flooded/saturated water regime (PFO/PEM1E). The northern portion of the wetland includes the gas pipeline ROW within the emergent wetland.

Watercourse 3B includes boundaries WC3B and WC3D and is located to the south of Wetland 3 and receives flow from the intermittent watercourse flowing through the center of the Wetland 3A. Watercourse 3B connects to Wetland 3C and Wetland 3G. The watercourse can be classified as intermittent as it has a defined bed and bank, had flowing water at the time of investigation beyond any storm events, had signs of detritus and alluvial soils, and wetland vegetation.

Wetland 3C is connected to Wetlands 3A and 3G by Watercourse 3B, and is connected to Wetland 3F by Watercourse 3E. Wetland 3C is located along the toe slope of the Site, parallel to Woodland Road, and adjacent to Sawmill Road.

Watercourse 3E connects Wetland 3F to Wetland 3C.

Wetland 3F is connected to Wetland 3C by Watercourse 3E. This wetland has developed in a disturbed area, possibly due to the construction of the existing building. Wetland 3F receives groundwater and overland flow from the surrounding sloped area.

Wetland 3G, is located east of Wetland 3F, south of Wetland 3A, and west of Woodland Road. This wetland received overland flow and groundwater as hydrologic inputs. The wetland drained into Watercourse 3B.

Wetland 4A is located east of Wetland 1A and runs parallel to an existing stone wall.

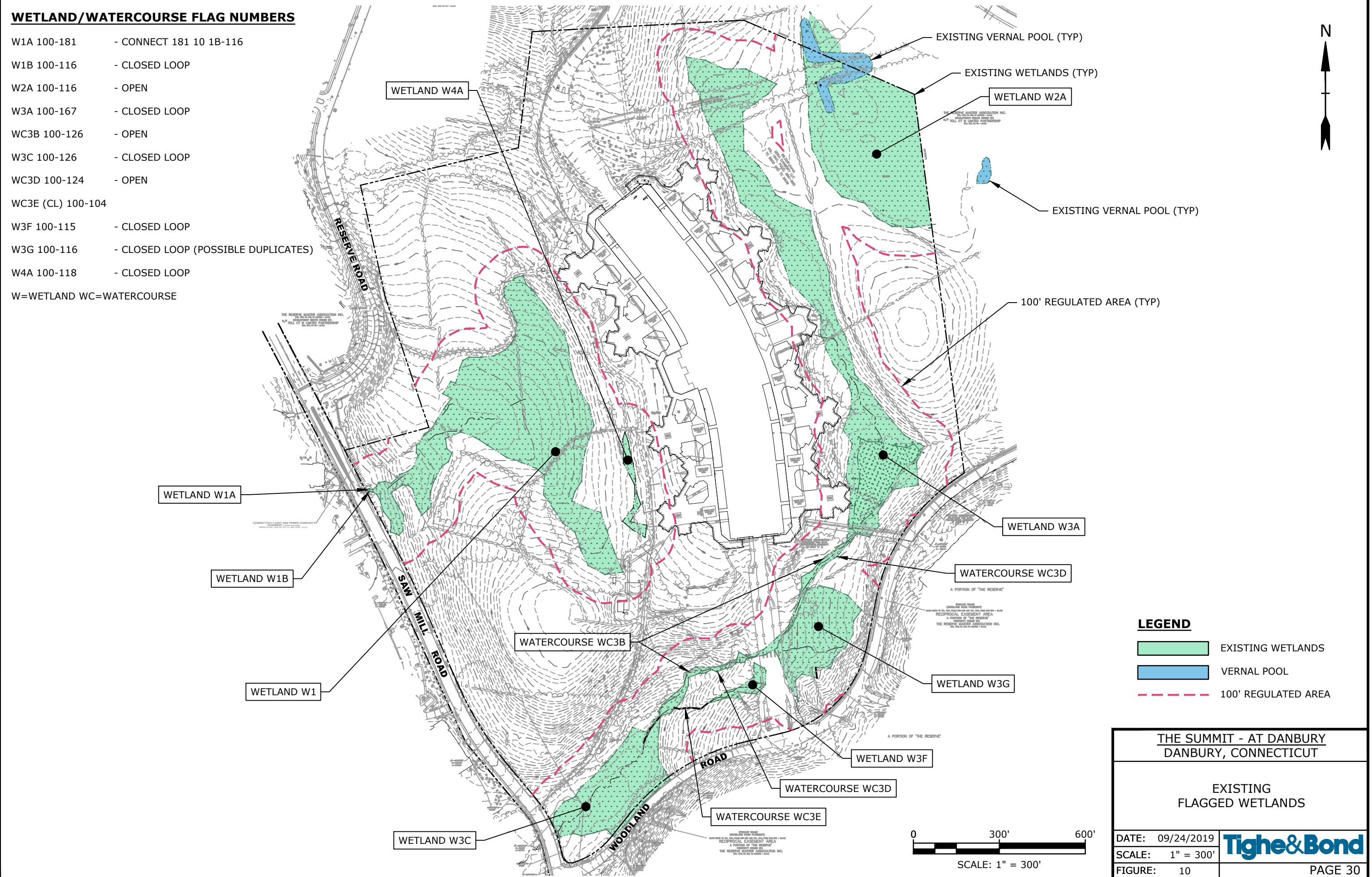
Wetland and watercourse boundaries were identified with sequentially numbered flags. Wetland boundaries were identified with pink "wetland delineation" flagging, and watercourse boundaries were identified with blue flagging. See Exhibit K. Flag numbers are provided in Table 2.

TABLE 2

Summary of Resource Area Boundaries by Flag Series

Feature Boundary	Flag Numbers	End
Wetland 1A	100-181	Closed Loop
1B	100-116	
Wetland 2A	100-116	Open Ended
Wetland 3A	100-167	Closed Loop
Watercourse 3B	100-126	Open Ended
3D	100-124	
Wetland 3C	100-126	Closed Loop
Watercourse 3E	100-114	Open Ended
Wetland 3F	100-115	Closed Loop
Wetland 3G	100-116	Closed Loop
Wetland 4A	100-118	Closed Loop

One onsite vernal pool area was delineated in the fall of 2018. The vernal pool was delineated, based mostly upon 2005 wildlife observations. It is located within the gas transmission easement and is bordered by a wet meadow and wooded wetlands. Swamp areas found elsewhere within the onsite wetlands that contain seasonal standing water and hummocks may also support breeding vernal pool type amphibians. Development recommendations that would protect and enhance the vernal pool and wetland areas are set forth in the reports submitted herewith as Exhibits K and L.



History Of The Reserve PND

The Master Plan for The Reserve was approved by the Zoning Commission of the City of Danbury on November 26, 2002. During implementation of the initial site plan components of the Master Plan, several changes occurred so that a revised Master Plan was necessary, which was approved in 2004. The total area of the PND site is 545.8 acres. The Reserve Master Plan calls for development in 11 phases, several of which have not yet been completed.

The PND zoning was based on the 2002 City of Danbury Plan of Conservation and Development ("2002 POCD"). That 2002 POCD contained a number of recommendations that helped to guide the master planning and PND zoning for The Reserve site. It suggested creating a walkable mixed-use community, with easy access to local shops, services and recreation from the residences.

The 2000 Comprehensive Planning Program for the City of Danbury recognized that the entire former Union Carbide site had the potential to accommodate a broad variety of uses. Given its size, its vegetation and rolling topography, that Planning document noted that the entire site "presents an opportunity for a well-integrated planned unit development based on a Master Plan."

Background And The Case For Adaptive Reuse

Many Connecticut cities and towns have adopted zoning regulations to address the need for allowing re-purposing of existing already-built properties that have become obsolete or are wasting away. Adaptive reuse has worked very well in other Connecticut communities and elsewhere in the Tri-State area.

A 600,000 square-foot industrial manufacturing building in Norwalk was owned by Norden Systems and United Technologies. Operations were moved out of state and that move left the site underutilized. It has now been transformed into Norden Park, which is a mix of office space and apartments.

Chelsea Piers in Stamford was once just two old connected factory buildings owned by Proctor and Gamble/Clairol that became obsolete. Those two old factory buildings are now a three-level, 400,000 square-foot sports and recreation complex and which also now includes the headquarters for NBC Sports.

In Chappaqua NY, the former Readers Digest Campus, located on 114 acres, was once a 700,000 square-foot single tenant office property like the Union Carbide property. The internet age contributed to the demise of the iconic Readers Digest publication, leading to layoffs and the need to reinvent this campus. This property is now Chappaqua Crossing, a mixed-use neighborhood with a mix of residences, retail and commercial uses, such as Whole Foods which is the anchor, Chase Bank, Lifetime Fitness, a regional Arts Center, and a 500,000 square-foot medical and office complex.

Bell Labs had a 2 million square-foot industrial lab complex in Holmdel, NJ. Developers transformed that property, which is now called "Bell Works", into a mix of office, retail, a hotel and conference center, and health care facilities.

Felix Charney and Summit Development were the developers of both the Norden Systems adaptive reuse project in Norwalk and the Chappaqua Crossings project on the

former Readers Digest Campus. These examples demonstrate that an integrated mix of residential, offices and retail works in adaptive reuse projects.

"Infill development" is the process of developing vacant or under-utilized structures or parcels within existing areas that have largely been developed. The application of the PND regulations to this property will allow for a successful adaptive reuse and infill development of this large building on this large site in the middle of The Reserve.

Other PND Development Standards And Criteria (Sections 4.H.3.a and b.)

Ownership and Minimum Site Size.

The Subject Property is owned by SC Ridge Owner LLC. The total area of the proposed PND is 99.529 acres. On September 10, 2015, the Danbury Zoning Board of Appeals approved a variance of the 100-acre minimum lot area requirement of the PND regulation section 4.H.2.b. See copy submitted as Exhibit B. In its decision, the Zoning Board of Appeals stated: "Throughout the country, buildings of this size are being transformed and repurposed to broaden possible uses to avoid complete failure of the building."

Density Of The Development.

Non-Residential Development:

The maximum floor area on the Subject Property that can be dedicated to non-residential uses is 950,389 square feet. (1,267,186 x 75%) See Certification of Current Gross Floor Area submitted as Exhibit A.

Residential Development:

The maximum residential development for The Summit at Danbury is 433 dwelling units pursuant to section 4.H.12.b.(2). This Master Plan proposes only 404 dwelling units which is less than the maximum amount permitted. This Plan also complies with the mandatory minimum required number of residences in a PND project.

The PND regulations identify required information to be included in the Master Plan and compliance requirements. The italicized wording is taken directly from section 4.H.3.a of the regulations:

(1) Project Identification & Ownership

Name of proposed development; name and address of the property owner; if the petitioner is not the property owner, a statement of consent executed by the property owner; name, address and seal of the individual or firm(s) preparing the Master Plan; and date of the petition.

The proposed development is located at 100 Reserve Road and is also known as 39 Old Ridgebury Road. The Subject Property is known as The Summit at Danbury and the property is owned by SC Ridge Owner LLC. The Master Plan documents were prepared and coordinated, except where otherwise specified, by:

Erik W. Lindquist, P.E., LEED AP, Senior Project Mgr.
Tighe & Bond
213 Court Street, Suite 1100

Middletown, CT 0645; and

Thomas W. Beecher, Esq.
Collins Hannafin, P.C.
148 Deer Hill Avenue
Danbury, CT 06810

(2) Site Boundary

The total tract boundary drawn in accordance with an applicable Class A-2 Survey, which complies with the 1976 code adopted by the CT Association of Land Surveyors, with distances marked to at least the nearest foot;

The total tract boundary is delineated in Exhibit C. The boundary was drawn based on a May 31, 2018 ALTA/NSPS Land Title Survey prepared by Surveying Associates, P.C., Paul Fagan, RLS. A Topographic Survey was also prepared for the site, last revised 10/26/2018, by Surveying Associates, P.C., Paul Fagan, RLS. See Exhibit G.

(3) Site Dimensions & Zoning

Area in square feet of the total PND site and each phase; graphic scale, north point or arrow; vicinity map showing surrounding properties and existing zoning.

The total area of the proposed PND is 99.529 acres. On September 10, 2015, the Danbury Zoning Board of Appeals approved a variance of the 100-acre minimum lot area requirement of the PND regulation section 4.H.2.b. See copy submitted as Exhibit B. The "Proposed Zoning Amendment Map" prepared by Martin Surveying Associates, LLC, dated 8/30/2019, shows the existing zoning of the property (IL-40) and that of surrounding properties which are zoned PND. This map is Exhibit D.

(4) Site Conditions

Site conditions information including topography, wetlands, flood plains, streams and rivers, based on readily available information; existing structures; and, roadways and easements.

Please refer to pages 16 to 30 in this Plan, Figures 6, 7, 8A, 8B, and 10, and Exhibits C, E, G, K and L.

(5) Site Context

A map or series of maps showing the proposed pattern of development and its relation to the surrounding area, including existing and proposed land uses and their relation to wetlands, flood plains, streams and rivers, topography, general drainage patterns, and adjacent streets and roads.

Please refer to Figures 3 and 4 and Exhibit J.

(6) Proposed Uses

The location and amount, by total and by phase, of the following proposed uses: the maximum number of dwelling units, by type; the maximum gross floor area (by type) proposed for neighborhood retail and service uses, for community facilities, and for non-residential uses; the gross land area to be used for common open space, for usable open space, and for equestrian centers and facilities and other such facilities serving City-wide needs.

Please refer to pages 7 to 16 and pages 25 and 26 in this Plan.

(7) Site Plan & Phasing

All proposed phases of development, including boundaries of each phase, the anticipated type and density of development for each phase, and the year application for final plan approval is anticipated for each phase.

The conceptual planned development and phasing is described herein. However, pursuant to the PND regulations, the detailed uses and site and interior development will be presented in more detail in the final site plan presentation process. Currently, the site development plan envisions three phases. Please see Figure 3. It is anticipated that Phases 1 and 2 of development will be commenced in 2020. Phase 3 will be commenced on an as-needed basis.

(10) Street Plan

A major street plan showing the proposed internal circulation system of arterial and collector roads, and the total length of said streets proposed to be conveyed to the City, if any.

Please refer to Figure 8A and Exhibits C, E and G.

(11) Off-Site Road Improvements

Off-site road improvements designed to serve the proposed PND development as shown in the Master Plan, with traffic engineering studies identifying the difference between development potential pursuant to the proposed Master Plan as contrasted with development potential pursuant to underlying zoning

No off-site road improvements are necessary to support this project. See Traffic Study, Exhibit E.

(12) Landscaping

The proposed treatment of the perimeter of the development, including building setbacks and materials and techniques to be used as screens or landscaped or natural buffers.

The Phase 2 portion of the development, as shown in Figure 3 and Exhibit J, will provide the required landscaping buffers and specific designs will be submitted for approval during the site plan process.

(13) Utilities and Drainage:

Water Supply

Water supply for the site is provided by the City of Danbury Water Division (DWD). The site is currently serviced off a main in Woodland Road and enters the site from the southeast, see Figure 11 for approximate location. The future development area is intended to be serviced from the existing water main in Saw Mill Road using the same approximate routing as the existing gas and tel-com services in the existing maintenance road.

The estimated water demand for the surrounding area was calculated using the same methodology that was used for the initial Reserve Master Plan back in 2002 and

2004. The various uses were tabulated, and a generation rate applied to each. Since the initial Reserve Master Plan development program had higher unit counts and intensities throughout the development, we based our current water demands on the actual buildouts for each phase. In locations where sites have not yet been built, the approved 2018 Master Plan densities were used to estimate anticipated water demand. When comparing the initial water demand estimates for the Summit parcel to the proposed development program estimates described in this document for The Summit at Danbury PND Master Plan, there is a net increase of 87,000 gallons per day (gpd) estimated. However, the total water demand from the overall Reserve development has seen a net reduction in demand from the 2002 Master Plan of 172,000 gpd. This results in an overall net decrease in the estimated water demand from the proposed Summit PND Master Plan, to the 2002 Reserve PND Master Plan. This methodology was reviewed with and deemed acceptable by City Staff at the Public Utilities and Engineering Departments. The estimates prepared for the site and surrounding areas for the water demand can be observed in Exhibit F.

Water main service extensions and laterals required for future development will be designed to conform to the requirements, standards and specifications of the City of Danbury. During the final design plan approval process, the developer's engineer will submit anticipated water service and fire flow requirements to the City early in the design sequence. This data will be used for sizing and layout of the proposed services to the site. The proposed water distribution will show water main locations, domestic and fire lines to the building(s), hydrants, booster stations and/or water storage tanks.

Sanitary Sewerage

Sanitary sewer service is under the jurisdiction of the City of Danbury Public Utilities Division of the Department of Public Works, which is responsible for the operation and maintenance of the City's sanitary sewer infrastructure and the Water Pollution Control plant. The existing office building onsite currently discharges via force-main down Woodland Road and ultimately discharges to the gravity sewer main in Old Ridgebury Road. The future development area, identified on Figure 3, would require a new service connection from the existing sewer main in Saw Mill Road. This system currently ends roughly 600-feet north of the Woodland Road/Sawmill Road intersection. See Figure 11 for the approximate locations for the existing and future sewer services.

The sanitary sewer generation rates for the proposed development were calculated by taking 85% of the estimated average daily water demand (gpd) as described in the water supply section noted above. Based on this, the proposed development program for The Summit at Danbury PND, at full buildout, would generate an estimated sanitary sewage waste flow of 300,050 gpd.

Any proposed sewer services or main extensions will be designed to conform to the requirements, standards and specifications of the City of Danbury.

Electric, Telephone, Gas, and Cable

Electric service is currently supplied to the site by Eversource Electric via an underground duct bank from Woodland Road, see Figure 11 for approximate location. The future development area will be serviced from the existing overhead pole line in Saw Mill Road and will use the same approximate routing as the gas and tel-com services currently provided in the existing maintenance road.

Natural gas is supplied to the area by Eversource Gas. Eversource Gas currently provides service to the existing office building via a service feed from Saw Mill Road beneath an existing dirt maintenance road in the southwestern corner of the site. The future development would either be fed from this service line or a new extension from Saw Mill Road. Eversource Gas would install new gas services from the gas main to the meter and the developer would be responsible for all costs for distribution after the meter.

Frontier provides telephone and data service for the surrounding area and currently services the existing office building from Woodland Road. The future development site would be serviced from the overhead pole line in Saw Mill Road following the same path as the electric service noted above.

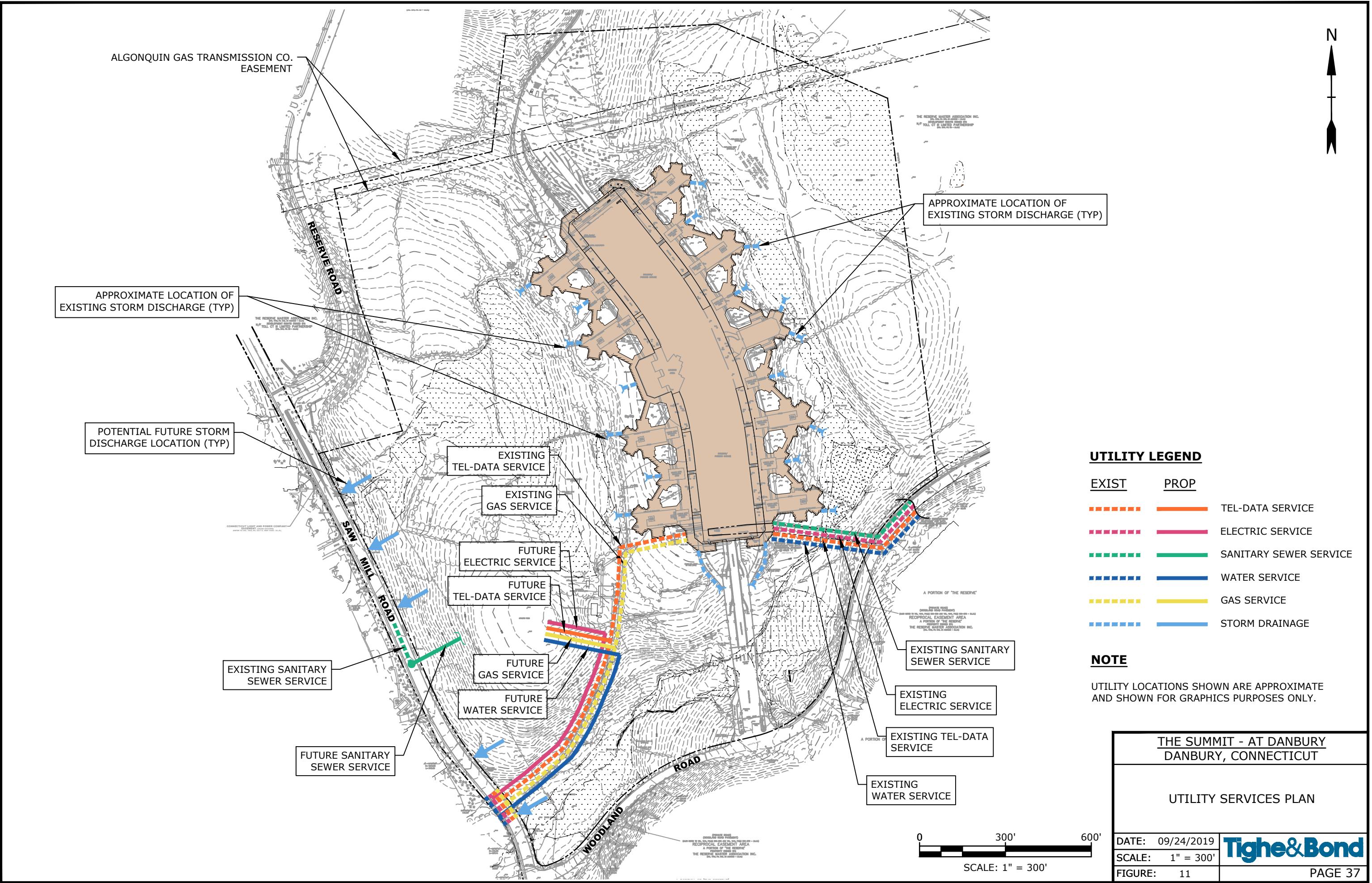
Comcast Cable provides service to the project area thru a duct bank in Woodland Road and an overhead line in Saw Mill Road. The cable conduit routing and potential upgrades for the existing building will be determined before any new site plan applications are submitted to the City.

Stormwater Management

All surface runoff from the site drains into various tributaries, culverts, and wetlands, which ultimately discharge into Lake Kenosia, which is the sub-basin of the Still River. See Figure 11 for the existing site stormwater discharge locations. Comprehensive Storm Water Management, Pollution Prevention, and Sedimentation and Erosion Control Plans will be developed for any future site development projects during the Site Plan approval process.

In the future, storm water runoff will discharge in approximately the same directions as the existing drainage. New development will utilize detention/retention system(s), which will capture and attenuate peak stormwater runoff flows to ensure the post-development condition is meeting or reducing the peak runoff rates and total volume generated from the existing condition.

Proposed stormwater drainage systems will include the latest best management practices (BMPs) for control of pollution and suspended solids during rainfall events. Grass-lined swales, grass channels, catch basins with sumps and bell traps, diversion chambers, infiltration trenches and galley's, oil separators, swirl separators, retention/detention systems, and created wetlands, will be used in combination to help prevent pollutants from being discharged from the site and into the Lake Kenosia watershed. All new stormwater systems will be designed to conform to the rules, regulations, and requirements of the City of Danbury, the Connecticut Department of Transportation Drainage Manual, the Connecticut Department of Energy and Environmental Protection 2004 Stormwater Quality Manual, and the General Permit for the Discharge of Stormwater from Small Municipal Separate Storm Sewer Systems (MS4's). Detailed sedimentation and erosion control plans will



be designed in accordance with the standards and specifications of DEEP Bulletin 34, "Connecticut Guidelines for Soil Erosion and Sediment Control," dated 2002.

Consistency With The Plan Of Conservation And Development

The City of Danbury Plan of Conservation and Development ("POCD") encourages new development on the West Side of Danbury. In addition, the POCD, in reference to the West Side, states: "The Reserve Planned Neighborhood district is key to the [West Side] District meeting its full potential." (Bracketed language added.)

It also states: "The City should actively promote the West Side District as the major center for future economic development." "Targeted land development [or redevelopment] should include future corporate offices, research and development firms, light industry, and housing." (Bracketed language added.) This Master Plan includes all of these targeted desired uses.

The City's Land Development Plan Map shows the area of The Summit at Danbury as "Mixed Light Industrial/Office and Transportation." This Master Plan does maintain office and light industrial uses on this site while also blending in uses, both consistent with, and complementary to, the surrounding PND neighborhood.

Section 6 of The Plan of Conservation and Development states: "Adequate and desirable housing is essential not only for the health and welfare of the public, but also for the continued, economic well-being of the community. Unless the housing challenge is met, the community will find it increasingly difficult to provide for the vital housing needs of present and future generations." This Master Plan does provide for these present and future needs. The housing that is proposed complements the existing single family or townhouse-style residential housing on the west side. The target demographic for this housing is younger people, single or married with no children, or downsizing empty-nesters. See Exhibit I, BFJ Planning report: "School Children Analysis for The Summit at Danbury".

This Master Plan and Zone Change, as stated by the Planning Director in her report to this Commission dated July 11, 2019, are:

"consistent with the latter language in Vision Statement #3 of the POCD, which states that the west side would be the focus of future development in the City, hosting new growth industries and creatively designed neighborhoods. Adaptive reuse or retrofitting of large-scale buildings can be a strategy to provide for creatively designed neighborhoods. The petition is also consistent with several goals and recommendations within the POCD in the Land Development Plan, West Side District Plan, and Economic Development Plan sections. The Land Development Plan section provides, in part, that land development planning requires consideration of revisions in land use regulations to address changing development practices, ensure consistency with the POCD, and encourage the renovation of structures. The West Side Plan indicates that the west side (where the existing PND is) should become the center for future economic development and that existing structures can be reused to manage growth. In terms of the Economic Development Plan, recommendations include ensuring that the regulations support economic development in ways consistent with the [POCD] and continuing the PND as a

floating zone in the urban development area that allows neo-traditional development in suitable areas."

The proposed zone change and this Master Plan are consistent with the POCD and all of these planning goals and concepts.

Conformity With Zoning Map Change Requirements

Pursuant to the general criteria in the zoning regulations for a zone change, as stated earlier, this property abuts, and is surrounded by, the PND zone and is a suitable site for a mixed use PND. Therefore, changing the designation of this property to PND would clearly be compatible and in harmony with the surrounding neighborhood. There would be no negative impact as this vertical, as well as horizontal, neighborhood on this site could be a complementary hub or epicenter for the entire Danbury west side PND community. This re-zone and Master Plan is also compatible with, and would contribute to, the City's goal of adding housing options.

For the very same reasons related to the "general criteria" for a zone change, this proposed zone change also meets all of the applicable specific criteria set forth in Section 10.I.3.b(1). The density permitted for residential use would be the same as that of the surrounding area as all properties would now be zoned PND. The benefit of the zone change for this property is that it would allow for the adaptive reuse of this large building with uses that are not permitted as primary uses in the IL-40 Zone, a zone which is, in fact, incompatible with the surrounding zone.

Sawmill Road and Old Ridgebury Road are both arterial roads. This property is served by public sewer and water service. There are no topographical issues or significant wetlands issues as the primary structure is an existing one.

Conformity with PND Regulations

As set forth in detail, section by section, in this Master Plan, this Master Plan complies with the purposes and intent and specific requirements set forth in the PND regulation section 4.H.

Conclusion

The proposed development in this Master Plan, in accordance with section 4.H.1 of the PND regulations, is for the adaptive reuse and retrofitting of this large underutilized commercial office building and includes continued office use, retail, restaurant(s), a banquet facility/event space, conference center, and a housing mix which will complement the existing single family or townhouse-style residential housing in The Reserve and on the west side of Danbury. In the final analysis, this proposed development will be a "live, work, play, eat, and shop" all-inclusive neighborhood.